



J-HAUS RESIDENCE

UNIT 216

Apartment · 512 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,006,700

Approx. USD 274,305

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Mojtaba Masoud Rezaei Prospective Buyer	Hripsime Arakelyan

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 216
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	512 sq ft	DLD · Oqood	Scheme B

03 Selected Payment Plan

SCHEME B	10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date
DOWN PAYMENT	
AED 142,938 USD 38,948	
DURING CONSTRUCTION	
AED 302,010 USD 82,292	
ON HANDOVER	
AED 15,101 USD 4,115	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 588,920 USD 160,469	
TOTAL PAYABLE	
AED 1,048,968 USD 285,822 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	40,268	10,972
Booking	Oqood	2,000	545
Booking	10% Down payment	100,670	27,431
Section total		142,938	38,948

DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	100,670	27,431
January 2027	10% Payment	100,670	27,431
April 2027	10% Payment	100,670	27,431
Section total		302,010	82,292

ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	15,101	4,115
Section total		15,101	4,115

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	29,446	8,023
02	Nov 2027	29,446	8,023
03	Feb 2028	29,446	8,023
04	May 2028	29,446	8,023
05	Aug 2028	29,446	8,023
06	Nov 2028	29,446	8,023
07	Feb 2029	29,446	8,023
08	May 2029	29,446	8,023
09	Aug 2029	29,446	8,023
10	Nov 2029	29,446	8,023
11	Feb 2030	29,446	8,023
12	May 2030	29,446	8,023
13	Aug 2030	29,446	8,023
14	Nov 2030	29,446	8,023
15	Feb 2031	29,446	8,023
16	May 2031	29,446	8,023
17	Aug 2031	29,446	8,023
18	Nov 2031	29,446	8,023
19	Feb 2032	29,446	8,023
20	May 2032	29,446	8,023
Section total		588,920	160,469

04 Available Payment Schemes

Alternative structures for UNIT 216

Scheme A 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; Balance 60% at handover date (auto-computed) TOTAL PRICE AED 912,300	SELECTED Scheme B 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,006,700
Scheme C 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,105,800	Original Scheme 20% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 20% at handover date; 8 installments of 3.75% (quarterly) = 30%, starting 3 months from handover date TOTAL PRICE AED 921,500
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,061,600	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 910,000
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,045,900	

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-077 · Rev. 2
	Issued 19 Aug 2026
	Expires 02 Sep 2026
	Valid for 14 days from issue